

Item 6.

Ebinger, Matthew J. - PDR

From: Cyane Crump [ccrump@HistoricRichmond.com]
Sent: Friday, November 30, 2018 5:22 PM
To: Ebinger, Matthew J. - PDR
Subject: RE: POD - Centennial Terrace - 507-519 E Main St
Attachments: image001.png

Matthew –

Thank you for following up on my voicemail from yesterday seeking additional information on Item #6 on this agenda (ORD 2018-301) with additional information regarding the Plan of Development for the proposed development. As I understand your note, the Plan of Development is still under review and has not been approved. Accordingly, at this point we request that consideration of this item be deferred until the Plan of Development review has been completed.

As noted in the City Planning Department letters, this project is located in the Fifth and Main Street Downtown National Register District. The remaining buildings along Main Street date from 1903-1906. They have a defining rhythm of their facades with vertical orientation, and the corner building has quite handsome arched windows and segmented arches defining each vertical bay. Around the corner and behind this proposed development are two very significant Greek Revival homes built in the 1840s.

As the City works to implement the design principles articulated in the Pulse Corridor Plan, the Plan of Development should be reviewed with those principles in mind. "Façade articulation" will be particularly important because of the existing historic structures' vertical orientation and pedestrian scale. (We note that the historic corner building at 521-525 E. Main Street does an admirable job of "holding the corner" reflecting this design principle at work in the historic built environment.)

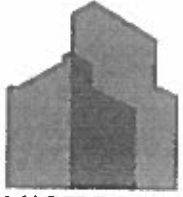
Based on our limited review of the designs, we believe that the proposed new infill development would adversely affect the significant historic features of this National Register Historic District and visually diminish its integrity, including its design, its setting, its feeling and its association.

We believe that the project design could complement and enhance, rather than adversely affect, the historic district if the exterior design were revisited with an eye for more harmoniously incorporating the form, design elements and materials of the surrounding historic district. In particular, and similar to the City Planning and Preservation Division comments, we recommend:

- Incorporate the rhythm of the vertical bays of the remaining structures on Main Street with vertical bays and fenestration that echo those of the historic neighbors. (This would also help to address the "façade articulation" design principle from the Pulse Corridor Plan.)
- Revisit the materials to ensure they are similar to those found in the district. For example, the smoked or colored glass on the balconies is not a material found in the district, nor will it age well.
- Add horizontal elements to better define the base and top of the building.
- Reformulate the balconies into a more cohesively designed façade. We note that there are no protruding balconies in this historic district.

Thank you for considering our comments and for all your hard work on behalf of the City. If you have any questions, please let me know.

Cyane



**HISTORIC
RICHMOND**

Cyane Crump
Executive Director

Historic Richmond

Building on history
4 East Main St., Suite 1C
Richmond, Virginia 23219
tel: 804.643.7407
fax: 804.788.4244
ccrump@historicrichmond.com
HistoricRichmond.com

Follow us on [Facebook](#), [Twitter](#), [Instagram](#), and [YouTube](#).

From: Ebinger, Matthew J. - PDR [mailto:Matthew.Ebinger@Richmondgov.com]
Sent: Friday, November 30, 2018 4:51 PM
To: Cyane Crump
Subject: POD - Centennial Terrace - 507-519 E Main St

Good Afternoon, Cyane:

This email is in reference to your voicemail pertaining to Item 6 on Monday's agenda. A POD has been submitted and is attached to this email, along with our first comment letter.

Have a good weekend,

Matthew J. Ebinger, AICP

Principal Planner | Land Use Administration | Department of Planning and Development Review
Secretary to the Planning Commission

City of Richmond | 900 E Broad Street, Room 511 | Richmond, VA 23219 |
Matthew.Ebinger@RichmondGov.com | 804-646-6308